

IN RE: PETITIONS FOR VARIANCE
S/S Harwalt Avenue, 140'E of the c/l
Jeanne Avenue
(Lots 20-22, 34-38, 39-42 & 45-46,
of Blocks E & F of Halethorpe Terrace)
13th Election District
1st Councilmanic District

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Cases Nos. 99-270-A thru 99-273-A

Associated Jewish Charities of Baltimore *
Petitioners

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

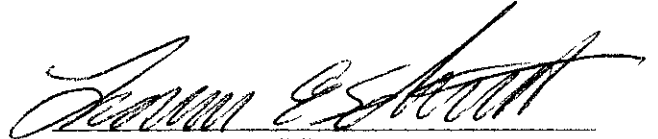
WHEREAS, the above-captioned matters were scheduled for a combined public hearing before this Zoning Commissioner to consider Petitions for Variance filed by the owners of the subject properties, Associated Jewish Charities of Baltimore, by Bruce L. Eisen, Vice President of Finance and Operations, through their attorney, Herbert Burgunder, III, Esquire. The hearing was set for February 24, 1999 to consider the Petitioners' request for relief that would permit redevelopment of the subject undersized lots with four single family dwellings in accordance with the site plan(s) submitted with the Petitions filed.

Prior to the hearing, a letter of opposition was received from Donald Hawkins, President of the Halethorpe Civic League. Mr. Hawkins noted that there existed serious flooding problems in the neighborhood and indicated that they were currently working with Baltimore County agencies on a community conservation project that would establish flood control measures, storm drains, curbs and gutters, and repair/replace dilapidated roads throughout the community. By letter dated February 3, 1999, Counsel for the Petitioners requested a postponement of the matter until further notice.

Apparently, the Petitioners were unable to resolve the concerns of the community in order to proceed with the redevelopment of these properties and by letter dated April 25, 2000, Counsel for the Petitioners requested a withdrawal of the Petitions.

ORDER RECEIVED FOR FILING
Date 2/3/00
By [Signature]

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County
this 3rd day of May, 2000 that the Petitions for Variance in the above-captioned matters be and
the same are hereby DISMISSED without prejudice.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Herbert Burgunder, III, Esquire
Kramon & Graham, One South Street, Suite 2600, Baltimore, Md. 21202-3201

Mr. Bruce L. Eisen, Vice President, Finance & Operations
Associated Jewish Charities of Baltimore
101 West Mount Royal Avenue, Baltimore, Md. 21201

Mr. Donald Hawkins, President, Halethorpe Civic League
1919 Woodside Avenue, Baltimore, Md. 21227

People's Counsel; Case File

ORDER RECEIVED FOR FILING
Date 5/3/00
By [Signature]



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at Parcel: A B C D
Lots: 20-22, 34-38, 39-42, and 45-46
Harwalt Avenue

which is presently zoned DR-2

This Petition shall be filed with the Department of Permits & Development Management

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) listed in the attached and for any other Variances deemed necessary by the Zoning Commissioner.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

The individual lots that comprise the four parcels are undersized lots of approximately 20 feet in width. Since the creation of the lots in 1923, the zoning laws have changed. Strict compliance with the Baltimore County Zoning Regulations would result in a practical difficulty and an unreasonable hardship on the property owner's ability to develop the property.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City State Zipcode

Attorney for Petitioner:

Herbert Burgunder, III

(Type or Print Name)

Signature

Kramon & Graham, P.A.

One South Street, Suite 2600

Address Phone No. 410-752-6030
Baltimore MD 21202
City State Zipcode

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s). Associated Jewish Charities of Baltimore

by: Bruce L. Eisen

(Type or Print Name) Title: Vice President, Finance and Operations

Signature

(Type or Print Name)

Signature

101 West Mount Royal Avenue

Address Phone No. 410-727-4828

Baltimore MD 21201
City State Zipcode

Name, Address and phone number of representative to be contacted.

Herbert Burgunder, III

Name Kramon & Graham, P.A.
Address One South Street, Suite 2600

Baltimore, MD 21202 410-752-6030
City State Zipcode Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates Next Two Months

ALL OTHER

REVIEWED BY: DATE 1-12-99



Printed with Soybean Ink on Recycled Paper

Revised 9/5/95

99-270-A

270

ORDER RECEIVED FOR FILING

Date By

1B02.3.C.1, for the following parcels:

Parcel A to permit a lot size of 6,600 square feet, lot width of 60 feet, front setback of 35 feet, side setback of 8 feet, and combined side yard of 18 feet instead of the required lot size of 20,000 square feet, lot width of 100 feet, front setback of 15 feet, and combined side yard of 40 feet;

Parcel B to permit a lot size of 11,000 square feet and front setback of 35 feet instead of the required lot size of 20,000 square feet and front setback of 40 feet;

Parcel C to permit a lot size of 8,800 square feet, lot width of 80 feet, front yard setback of 35 feet, and combined side yard of 30 feet instead of the required lot size of 20,000 square feet, lot width of 100 feet, front setback of 40 feet, and combined yard of 40 feet; and

Parcel D to permit a lot size of 4,400, lot width of 40 feet, front setback of 35 feet, individual side yard of 4 feet, and combined side yard of 8 feet instead of the required lot size of 20,000 square feet, lot width of 100 feet, front setback of 40 feet, individual side yard of 15 feet, and combined side yard of 40 feet.

270

F:\USERS\HBA\Associated\Halethorpe\Variance description

ORDER RECEIVED FOR FILING

Date 5/3/11

By [Signature]



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at Parcel: A B C D
Lots: 20-22, 34-38, 39-42, and 45-46
Harwalt Avenue

which is presently zoned DR-2

This Petition shall be filed with the Department of Permits & Development Management

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) listed in the attached and for any other Variances deemed necessary by the Zoning Commissioner.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

The individual lots that comprise the four parcels are undersized lots of approximately 20 feet in width. Since the creation of the lots in 1923, the zoning laws have changed. Strict compliance with the Baltimore County Zoning Regulations would result in a practical difficulty and an unreasonable hardship on the property owner's ability to develop the property.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee.

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner:

Herbert Burgunder, III

(Type or Print Name)

Signature

Kramon & Graham, P.A.

One South Street, Suite 2600

Address

Phone No 410-752-6030

Baltimore

MD

21202

City

State

Zipcode

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s): Associated Jewish Charities of Baltimore

by: Bruce L. Eisen

(Type or Print Name) Title: Vice President, Finance and Operations

Signature

(Type or Print Name)

Signature

101 West Mount Royal Avenue

Address

Phone No

410-727-4828

Baltimore

MD

21201

City

State

Zipcode

Name, Address and phone number of representative to be contacted.

Herbert Burgunder, III

Name

Kramon & Graham, P.A.

One South Street, Suite 2600

Address

Baltimore, MD 21202

Phone No 410-752-6030

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for hearing

the following dates _____ Next Two Months

ALL ☒

OTHER ☐

REVIEWED BY: *JA*

DATE 1-12-99



Printed with Soybean Ink
on Recycled Paper

Revised 9/5/95

99-271-A

ORDER RECEIVED FOR FILING

Date

By

1B02.3.C.1, for the following parcels:

Parcel A to permit a lot size of 6,600 square feet, lot width of 60 feet, front setback of 35 feet, side setback of 8 feet, and combined side yard of 18 feet instead of the required lot size of 20,000 square feet, lot width of 100 feet, front setback of 15 feet, and combined side yard of 40 feet;

Parcel B to permit a lot size of 11,000 square feet and front setback of 35 feet instead of the required lot size of 20,000 square feet and front setback of 40 feet;

Parcel C to permit a lot size of 8,800 square feet, lot width of 80 feet, front yard setback of 35 feet, and combined side yard of 30 feet instead of the required lot size of 20,000 square feet, lot width of 100 feet, front setback of 40 feet, and combined yard of 40 feet; and

Parcel D to permit a lot size of 4,400, lot width of 40 feet, front setback of 35 feet, individual side yard of 4 feet, and combined side yard of 8 feet instead of the required lot size of 20,000 square feet, lot width of 100 feet, front setback of 40 feet, individual side yard of 15 feet, and combined side yard of 40 feet.

271

F:\USERS\HB\Associated\Halethorpe\Variance description

ORDER RECEIVED FOR FILING

Date

By

5/3/00

Rep



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at Parcel: A B C D
Lots: 20-22, 34-34, 39-42, and 45-46
Harwalt Avenue

which is presently zoned DR-2

This Petition shall be filed with the Department of Permits & Development Management

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) listed in the attached and for any other Variances deemed necessary by the Zoning Commissioner:

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

The individual lots that comprise the four parcels are undersized lots of approximately 20 feet in width. Since the creation of the lots in 1923, the zoning laws have changed. Strict compliance with the Baltimore County Zoning Regulations would result in a practical difficulty and an unreasonable hardship on the property owner's ability to develop the property.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City State Zipcode

Attorney for Petitioner:

Herbert Burgunder, III

(Type or Print Name)

H.B.
Signature

Kramon & Graham, P.A.

One South Street, Suite 2600

Address Phone No. 410-752-6030
Baltimore MD 21202
City State Zipcode

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s): Associated Jewish Charities of Baltimore

by: Bruce L. Eisen

(Type or Print Name) Title: Vice President, Finance and Operations

Signature

(Type or Print Name)

Signature

101 West Mount Royal Avenue

Address Phone No. 410-727-4828

Baltimore MD 21201
City State Zipcode

Name, Address and phone number of representative to be contacted.

Herbert Burgunder, III

Name Kramon & Graham, P.A.
One South Street, Suite 2600

Address Baltimore, MD 21202 410-752-6030
City State Zipcode Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates _____ Next Two Months

ALL ☒ OTHER

REVIEWED BY: [Signature] DATE 1-12-99

Printed with Soybean Ink
on Recycled Paper

Revised 9/5/95



ORDER RECEIVED FOR FILING

Date

By

99-272-A

1B02.3.C.1, for the following parcels:

Parcel A to permit a lot size of 6,600 square feet, lot width of 60 feet, front setback of 35 feet, side setback of 8 feet, and combined side yard of 18 feet instead of the required lot size of 20,000 square feet, lot width of 100 feet, front setback of 15 feet, and combined side yard of 40 feet;

Parcel B to permit a lot size of 11,000 square feet and front setback of 35 feet instead of the required lot size of 20,000 square feet and front setback of 40 feet;

Parcel C to permit a lot size of 8,800 square feet, lot width of 80 feet, front yard setback of 35 feet, and combined side yard of 30 feet instead of the required lot size of 20,000 square feet, lot width of 100 feet, front setback of 40 feet, and combined yard of 40 feet; and

Parcel D to permit a lot size of 4,400, lot width of 40 feet, front setback of 35 feet, individual side yard of 4 feet, and combined side yard of 8 feet instead of the required lot size of 20,000 square feet, lot width of 100 feet, front setback of 40 feet, individual side yard of 15 feet, and combined side yard of 40 feet.

272

FAUSERSVHB\Associated\Halethorpe\Variance description

ORDER APPROVED
Date 5/3/10
BY [Signature]



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at Parcel: A B C D
Lots: 20-22, 34-34, 39-42, and 45-46
Harwalt Avenue

which is presently zoned DR-2

This Petition shall be filed with the Department of Permits & Development Management

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) listed in the attached and for any other Variances deemed necessary by the Zoning Commissioner.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

The individual lots that comprise the four parcels are undersized lots of approximately 20 feet in width. Since the creation of the lots in 1923, the zoning laws have changed. Strict compliance with the Baltimore County Zoning Regulations would result in a practical difficulty and an unreasonable hardship on the property owner's ability to develop the property.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City State Zipcode

Attorney for Petitioner:

Herbert Burgunder, III

(Type or Print Name)

Signature

Kramon & Graham, P.A.

One South Street, Suite 2600

Address Phone No. 410-752-6030
Baltimore MD 21202
City State Zipcode

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition

Legal Owner(s): Associated Jewish Charities of Baltimore

by: Bruce L. Eisen

(Type or Print Name) Title: Vice President, Finance and Operations

Signature

(Type or Print Name)

Signature

101 West Mount Royal Avenue

Address Phone No. 410-727-4828

Baltimore MD 21201
City State Zipcode

Name, Address and phone number of representative to be contacted.

Herbert Burgunder, III

Name Kramon & Graham, P.A.
One South Street, Suite 2600

Address Baltimore, MD 21202 410-752-6030
OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates Next Two Months

ALL OTHER

REVIEWED BY: DATE 1-12-99

ORDER RECEIVED FOR FILING

Date

By

Printed with Soybean Ink on Recycled Paper

Revised 9/5/95

99-273-A

1B02.3.C.1, for the following parcels:

Parcel A to permit a lot size of 6,600 square feet, lot width of 60 feet, front setback of 35 feet, side setback of 8 feet, and combined side yard of 18 feet instead of the required lot size of 20,000 square feet, lot width of 100 feet, front setback of 15 feet, and combined side yard of 40 feet;

Parcel B to permit a lot size of 11,000 square feet and front setback of 35 feet instead of the required lot size of 20,000 square feet and front setback of 40 feet;

Parcel C to permit a lot size of 8,800 square feet, lot width of 80 feet, front yard setback of 35 feet, and combined side yard of 30 feet instead of the required lot size of 20,000 square feet, lot width of 100 feet, front setback of 40 feet, and combined yard of 40 feet; and

Parcel D to permit a lot size of 4,400, lot width of 40 feet, front setback of 35 feet, individual side yard of 4 feet, and combined side yard of 8 feet instead of the required lot size of 20,000 square feet, lot width of 100 feet, front setback of 40 feet, individual side yard of 15 feet, and combined side yard of 40 feet.

213

F:\USERS\HBA\Associated\Halethorpe\Variance description

ORDER RECEIVED
Date 3/3/08
By [Signature]

December 2, 1998

**ZONING DESCRIPTION
FOR
LOTS 20-22, 34-38, 39-42 AND 45-46
HARWALT AVENUE**

Metes and bounds described herein are assumed from grid coordinates on Baltimore County 200 scale zoning map SW 6-D, and are for zoning purposes only.

Being of four (4) parcels of ground situate in Baltimore County, State of Maryland and described as follows:

For the first parcel (A), beginning at a point on the northern side of a 30 foot right-of-way for Harwalt Avenue at a distance of 415 feet, more or less, northeasterly from the intersection of the northern side of said right-of-way with the centerline of Jeanne Avenue, thence running North 4 degrees West 110 feet to a point, thence running North 86 degrees East 60 feet to a point, thence running South 4 degrees East 110 feet to a point, thence running South 86 degrees West 60 feet to the point of beginning.

Containing 6,600 square feet or 0.1515 acres of land, more or less. Being the same property known and designated as Lot Nos. 20 through 22, Block F, as shown on the plat entitled "Halethorpe Terrace", recorded among the Land Records of Baltimore County, Maryland in Plat Book 7, folio 72.

For the second parcel (B), beginning at a point on the southern side of a 30 foot right-of-way for Harwalt Avenue at a distance of 300 feet, more or less, northeasterly from the intersection of the southern side of said right-of-way with

99-270-A

the centerline of Jeanne Avenue, thence running and binding on said right-of-way North 86 degrees East 100 feet to a point, thence running South 4 degrees East 110 to a point, thence running South 86 degrees West 100 feet to a point, thence running North 4 degrees West 110 feet to the point of beginning.

Containing 11,000 square feet or 0.2525 acres of land, more or less. Being the same property known and designated as Lot Nos. 34 through 38, Block E, as shown on the plat entitled "Halethorpe Terrace", recorded among the Land Records of Baltimore County, Maryland in Plat Book 7, folio 72.

For the third parcel (C), beginning at a point on the southern side of a 30 foot right-of-way for Harwalt Avenue at a distance of 220 feet, more or less, northeasterly from the intersection of the southern side of said right-of-way with the centerline of Jeanne Avenue, thence running and binding on said right-of-way North 86 degrees East 80 feet to a point, thence running South 4 degrees East 110 feet to a point, thence running South 86 degrees West 80 feet to a point, thence running North 4 degrees West 110 feet to the point of beginning.

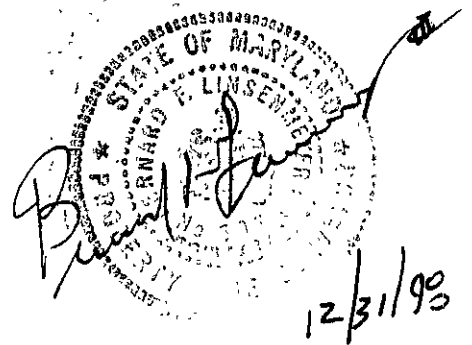
Containing 8,800 square feet or 0.2020 acres of land, more or less. Being the same property known and designated as Lot Nos. 39 through 42, Block E, as shown on the plat entitled "Halethorpe Terrace," recorded among the Land Records of Baltimore County, Maryland in Plat Book 7, folio 72.

For the fourth parcel (D), beginning at a point on the south side of a 30 foot right-of-way for Harwalt Avenue at a distance of 140 feet, more or less,

northeasterly from the intersection of the south side of said right-of-way with the centerline of Jeanne Avenue, thence running and binding on said right-of-way North 86 degrees East 40 feet to a point, thence running South 4 degrees East 110 feet to a point, thence running South 86 degrees West 40 feet to a point, thence running North 4 degrees West 110 feet to the point of beginning.

Containing 4,400 square feet or 0.1010 acres of land, more or less. Being the same property known and designated as Lot Nos. 45 and 46, Block E, as shown on the plat entitled "Halethorpe Terrace", recorded among the Land Records of Baltimore County, Maryland in Plat Book 7, folio 72.

AJC HALETHORPE ZONING FSG DSCR D#1/98 YDG



December 2, 1998

**ZONING DESCRIPTION
FOR
LOTS 20-22, 34-38, 39-42 AND 45-46
HARWALT AVENUE**

271

Metes and bounds described herein are assumed from grid coordinates on Baltimore County 200 scale zoning map SW 6-D, and are for zoning purposes only.

Being of four (4) parcels of ground situate in Baltimore County, State of Maryland and described as follows:

For the first parcel (A), beginning at a point on the northern side of a 30 foot right-of-way for Harwalt Avenue at a distance of 415 feet, more or less, northeasterly from the intersection of the northern side of said right-of-way with the centerline of Jeanne Avenue, thence running North 4 degrees West 110 feet to a point, thence running North 86 degrees East 60 feet to a point, thence running South 4 degrees East 110 feet to a point, thence running South 86 degrees West 60 feet to the point of beginning.

Containing 6,600 square feet or 0.1515 acres of land, more or less. Being the same property known and designated as Lot Nos. 20 through 22, Block F, as shown on the plat entitled "Halethorpe Terrace", recorded among the Land Records of Baltimore County, Maryland in Plat Book 7, folio 72.

For the second parcel (B), beginning at a point on the southern side of a 30 foot right-of-way for Harwalt Avenue at a distance of 300 feet, more or less, northeasterly from the intersection of the southern side of said right-of-way with

99-271-A

the centerline of Jeanne Avenue, thence running and binding on said right-of-way North 86 degrees East 100 feet to a point, thence running South 4 degrees East 110 to a point, thence running South 86 degrees West 100 feet to a point, thence running North 4 degrees West 110 feet to the point of beginning.

Containing 11,000 square feet or 0.2525 acres of land, more or less. Being the same property known and designated as Lot Nos. 34 through 38, Block E, as shown on the plat entitled "Halethorpe Terrace", recorded among the Land Records of Baltimore County, Maryland in Plat Book 7, folio 72.

For the third parcel (C), beginning at a point on the southern side of a 30 foot right-of-way for Harwalt Avenue at a distance of 220 feet, more or less, northeasterly from the intersection of the southern side of said right-of-way with the centerline of Jeanne Avenue, thence running and binding on said right-of-way North 86 degrees East 80 feet to a point, thence running South 4 degrees East 110 feet to a point, thence running South 86 degrees West 80 feet to a point, thence running North 4 degrees West 110 feet to the point of beginning.

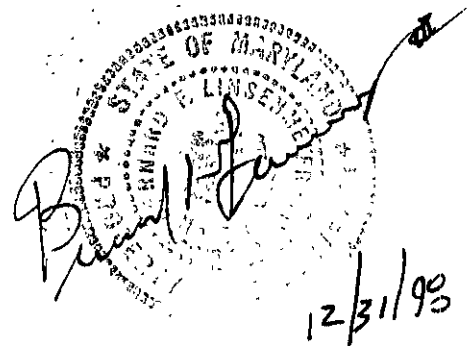
Containing 8,800 square feet or 0.2020 acres of land, more or less. Being the same property known and designated as Lot Nos. 39 through 42, Block E, as shown on the plat entitled "Halethorpe Terrace," recorded among the Land Records of Baltimore County, Maryland in Plat Book 7, folio 72.

For the fourth parcel (D), beginning at a point on the south side of a 30 foot right-of-way for Harwalt Avenue at a distance of 140 feet, more or less,

northeasterly from the intersection of the south side of said right-of-way with the centerline of Jeanne Avenue, thence running and binding on said right-of-way North 86 degrees East 40 feet to a point, thence running South 4 degrees East 110 feet to a point, thence running South 86 degrees West 40 feet to a point, thence running North 4 degrees West 110 feet to the point of beginning.

Containing 4,400 square feet or 0.1010 acres of land, more or less. Being the same property known and designated as Lot Nos. 45 and 46, Block E, as shown on the plat entitled "Halethorpe Terrace", recorded among the Land Records of Baltimore County, Maryland in Plat Book 7, folio 72.

AJC HALETHORPE ZONING FSG DSCR D#1/88 YDG



The image shows an official seal of the State of Maryland. The seal is circular with the words "STATE OF MARYLAND" around the top and "JAMES H. LINSEMEYER" around the bottom. A signature is written across the seal, and the date "12/31/98" is written to the right of the seal.

December 2, 1998

**ZONING DESCRIPTION
FOR
LOTS 20-22, 34-38, 39-42 AND 45-46
HARWALT AVENUE**

272

Metes and bounds described herein are assumed from grid coordinates on Baltimore County 200 scale zoning map SW 6-D, and are for zoning purposes only.

Being of four (4) parcels of ground situate in Baltimore County, State of Maryland and described as follows:

For the first parcel (A), beginning at a point on the northern side of a 30 foot right-of-way for Harwalt Avenue at a distance of 415 feet, more or less, northeasterly from the intersection of the northern side of said right-of-way with the centerline of Jeanne Avenue, thence running North 4 degrees West 110 feet to a point, thence running North 86 degrees East 60 feet to a point, thence running South 4 degrees East 110 feet to a point, thence running South 86 degrees West 60 feet to the point of beginning.

Containing 6,600 square feet or 0.1515 acres of land, more or less. Being the same property known and designated as Lot Nos. 20 through 22, Block F, as shown on the plat entitled "Halethorpe Terrace", recorded among the Land Records of Baltimore County, Maryland in Plat Book 7, folio 72.

For the second parcel (B), beginning at a point on the southern side of a 30 foot right-of-way for Harwalt Avenue at a distance of 300 feet, more or less, northeasterly from the intersection of the southern side of said right-of-way with

99-272-A

the centerline of Jeanne Avenue, thence running and binding on said right-of-way North 86 degrees East 100 feet to a point, thence running South 4 degrees East 110 to a point, thence running South 86 degrees West 100 feet to a point, thence running North 4 degrees West 110 feet to the point of beginning.

Containing 11,000 square feet or 0.2525 acres of land, more or less. Being the same property known and designated as Lot Nos. 34 through 38, Block E, as shown on the plat entitled "Halethorpe Terrace", recorded among the Land Records of Baltimore County, Maryland in Plat Book 7, folio 72.

For the third parcel (C), beginning at a point on the southern side of a 30 foot right-of-way for Harwalt Avenue at a distance of 220 feet, more or less, northeasterly from the intersection of the southern side of said right-of-way with the centerline of Jeanne Avenue, thence running and binding on said right-of-way North 86 degrees East 80 feet to a point, thence running South 4 degrees East 110 feet to a point, thence running South 86 degrees West 80 feet to a point, thence running North 4 degrees West 110 feet to the point of beginning.

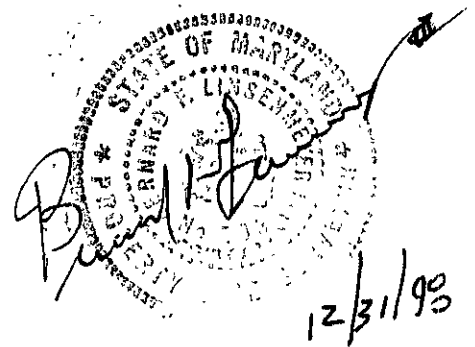
Containing 8,800 square feet or 0.2020 acres of land, more or less. Being the same property known and designated as Lot Nos. 39 through 42, Block E, as shown on the plat entitled "Halethorpe Terrace," recorded among the Land Records of Baltimore County, Maryland in Plat Book 7, folio 72.

For the fourth parcel (D), beginning at a point on the south side of a 30 foot right-of-way for Harwalt Avenue at a distance of 140 feet, more or less,

northeasterly from the intersection of the south side of said right-of-way with the centerline of Jeanne Avenue, thence running and binding on said right-of-way North 86 degrees East 40 feet to a point, thence running South 4 degrees East 110 feet to a point, thence running South 86 degrees West 40 feet to a point, thence running North 4 degrees West 110 feet to the point of beginning.

Containing 4,400 square feet or 0.1010 acres of land, more or less. Being the same property known and designated as Lot Nos. 45 and 46, Block E, as shown on the plat entitled "Halethorpe Terrace", recorded among the Land Records of Baltimore County, Maryland in Plat Book 7, folio 72.

AJC HALETHORPE ZONING FSG DSCR D#1/98 YDG



December 2, 1998

**ZONING DESCRIPTION
FOR
LOTS 20-22, 34-38, 39-42 AND 45-46
HARWALT AVENUE**

Metes and bounds described herein are assumed from grid coordinates on Baltimore County 200 scale zoning map SW 6-D, and are for zoning purposes only.

Being of four (4) parcels of ground situate in Baltimore County, State of Maryland and described as follows:

For the first parcel (A), beginning at a point on the northern side of a 30 foot right-of-way for Harwalt Avenue at a distance of 415 feet, more or less, northeasterly from the intersection of the northern side of said right-of-way with the centerline of Jeanne Avenue, thence running North 4 degrees West 110 feet to a point, thence running North 86 degrees East 60 feet to a point, thence running South 4 degrees East 110 feet to a point, thence running South 86 degrees West 60 feet to the point of beginning.

Containing 6,600 square feet or 0.1515 acres of land, more or less. Being the same property known and designated as Lot Nos. 20 through 22, Block F, as shown on the plat entitled "Halethorpe Terrace", recorded among the Land Records of Baltimore County, Maryland in Plat Book 7, folio 72.

For the second parcel (B), beginning at a point on the southern side of a 30 foot right-of-way for Harwalt Avenue at a distance of 300 feet, more or less, northeasterly from the intersection of the southern side of said right-of-way with

44-273-A

the centerline of Jeanne Avenue, thence running and binding on said right-of-way North 86 degrees East 100 feet to a point, thence running South 4 degrees East 110 to a point, thence running South 86 degrees West 100 feet to a point, thence running North 4 degrees West 110 feet to the point of beginning.

Containing 11,000 square feet or 0.2525 acres of land, more or less. Being the same property known and designated as Lot Nos. 34 through 38, Block E, as shown on the plat entitled "Halethorpe Terrace", recorded among the Land Records of Baltimore County, Maryland in Plat Book 7, folio 72.

For the third parcel (C), beginning at a point on the southern side of a 30 foot right-of-way for Harwalt Avenue at a distance of 220 feet, more or less, northeasterly from the intersection of the southern side of said right-of-way with the centerline of Jeanne Avenue, thence running and binding on said right-of-way North 86 degrees East 80 feet to a point, thence running South 4 degrees East 110 feet to a point, thence running South 86 degrees West 80 feet to a point, thence running North 4 degrees West 110 feet to the point of beginning.

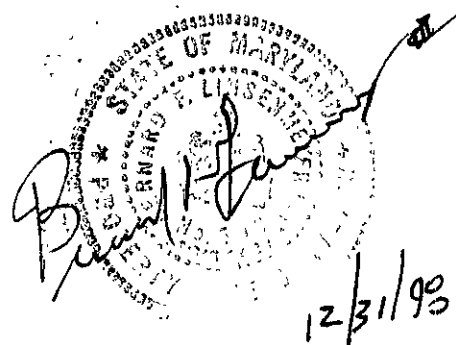
Containing 8,800 square feet or 0.2020 acres of land, more or less. Being the same property known and designated as Lot Nos. 39 through 42, Block E, as shown on the plat entitled "Halethorpe Terrace," recorded among the Land Records of Baltimore County, Maryland in Plat Book 7, folio 72.

For the fourth parcel (D), beginning at a point on the south side of a 30 foot right-of-way for Harwalt Avenue at a distance of 140 feet, more or less,

northeasterly from the intersection of the south side of said right-of-way with the centerline of Jeanne Avenue, thence running and binding on said right-of-way North 86 degrees East 40 feet to a point, thence running South 4 degrees East 110 feet to a point, thence running South 86 degrees West 40 feet to a point, thence running North 4 degrees West 110 feet to the point of beginning.

Containing 4,400 square feet or 0.1010 acres of land, more or less. Being the same property known and designated as Lot Nos. 45 and 46, Block E, as shown on the plat entitled "Halethorpe Terrace", recorded among the Land Records of Baltimore County, Maryland in Plat Book 7, folio 72.

AJC HALETHORPE ZONING FSG DSCR D#1/88 YDG



NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #99-270-A

Parcel A, Lots 20-22 Harwalt Avenue

N/S Harwalt Avenue, 415' NE of centerline Jeanne Avenue

Case: #99-271-A

Parcel B, Lots 34-38 Harwalt Avenue

S/S Harwalt Avenue, 300' NE of centerline Jeanne Avenue

Case: #99-272-A

Parcel C, Lots 39-42 Harwalt Avenue

S/S Harwalt Avenue, 220' NE of centerline Jeanne Avenue

Case: #99-273-A

Parcel D, Lots 45-48 Harwalt Avenue

S/S Harwalt Avenue, 140' NE of centerline Jeanne Avenue

13th Election District - 1st Councilmanic District

Legal Owner(s): Associated Jewish Charities of Baltimore

Variance: to permit a lot size of 8,600 square feet, lot width of 60 feet, front setback of 35 feet, side setback of 8 feet, and combined side yard of 18 feet in lieu of the required lot size of 20,000 square feet, lot width of 100 feet, front setback of 15 feet, and combined side yard of 40 feet and any other variances deemed necessary by the zoning commissioner (for Case Number 99-270-A); to permit a lot size of 11,000 square feet and front setback of 35 feet in lieu of the required lot size of 20,000 square feet and front setback of 40 feet and any other variances deemed necessary by the zoning commissioner (for Case Number 99-271-A); to permit a lot size of 8,800 square feet, lot width of 80 feet, front yard setback of 35 feet, and combined side yard of 30 feet in lieu of the required lot size of 20,000 square feet, lot width of 100 feet, front setback of 40 feet, and combined yard of 40 feet and any other variances deemed necessary by the zoning commissioner (for Case Number 99-272-A); and to permit a lot size of 4,400, lot width of 40 feet, front setback of 35 feet, individual side yard of 4 feet, and combined side yard of 8 feet in lieu of the required lot size of 20,000 square feet, lot width of 100 feet, front setback of 40 feet, individual side yard of 15 feet, and combined side yard of 40 feet and any other variances deemed necessary by the zoning commissioner (for Case Number 99-273-A).

Hearing: Wednesday, February 24, 1999 at 2:00 p.m. in Room 407, County Courts Bldg., 401 Bayley Avenue.

LAWRENCE E. SCHMIDT,

Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please contact the Zoning Commissioner's Office at 410-887-4386.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at 410-887-3381.

2/072 Feb. 4

C288493

CERTIFICATE OF PUBLICATION

TOWSON, MD.,

2/4/

1999

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 2/4/1999.

THE JEFFERSONIAN,

A. Henrickson

LEGAL AD. - TOWSON

BALTIMORE COUNTY, M. 'LAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

DATE 1-12-99 ACCOUNT R-001-6150
AMOUNT \$ 200.⁰⁰

RECEIVED
FROM:

Kramon & Graham, PA

FOR:

H (Combined) Residential Variances
"Parcels A, B, C & D" Harwell Ave.

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

270 7,72 + 73
No. 059181

PAID RECEIPT

PROCESS ACTUAL TIME
1/12/1999 1/12/1999 09:59:11
REC M805 CASHIER LAMI LXS DROVER
5 MISCELLANEOUS CASH RECEIPT
Receipt # 090706 DELN
CR NO. 059187

200.00 CHECK

Baltimore County, Maryland

99-270-A
99-271-A
99-272-A
99-273-A

RE: PETITION FOR VARIANCE
Parcel A, Lots 20-22 Harwalt Avenue,
N/S Harwalt Ave, 415' NE of c/l Jeanne Ave,
13th Election District, 1st Councilmanic

Legal Owners: Associated Jewish Charities
of Baltimore

Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case Number: 99-270-A

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates of other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio
CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 27th day of January, 1999, a copy of the foregoing Entry of Appearance was mailed to Herbert Burgunder, III, Esq., Kramon & Graham, 1 South Street, Suite 2600, Baltimore, MD 21202, attorney for Petitioner(s).

Peter Max Zimmerman
PETER MAX ZIMMERMAN

RE: PETITION FOR VARIANCE
Parcel B, Lots 34-38 Harwalt Avenue,
S/S Harwalt Ave, 300' NE of c/I Jeanne Ave,
13th Election District, 1st Councilmanic

Legal Owners: Associated Jewish Charities
of Baltimore

Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case Number: 99-271-A

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates of other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio
CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 27th day of January, 1999, a copy of the foregoing Entry of Appearance was mailed to Herbert Burgunder, III, Esq., Kramon & Graham, 1 South Street, Suite 2600, Baltimore, MD 21202, attorney for Petitioner(s).

Peter Max Zimmerman
PETER MAX ZIMMERMAN

RE: PETITION FOR VARIANCE
Parcel C, Lots 39-42 Harwalt Avenue,
S/S Harwalt Ave, 220' NE of c/I Jeanne Ave,
13th Election District, 1st Councilmanic

Legal Owners: Associated Jewish Charities
of Baltimore

Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case Number: 99-272-A

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates of other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio
CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 27th day of January, 1999, a copy of the foregoing Entry of Appearance was mailed to Herbert Burgunder, III, Esq., Kramon & Graham, 1 South Street, Suite 2600, Baltimore, MD 21202, attorney for Petitioner(s).

Peter Max Zimmerman
PETER MAX ZIMMERMAN



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

January 28, 1999

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 99-270-A

Parcel A, Lots 20-22 Harwalt Avenue
N/S Harwalt Avenue, 415' NE of centerline Jeanne Avenue

CASE NUMBER: 99-271-A

Parcel B, Lots 34-38 Harwalt Avenue
S/S Harwalt Avenue, 300' NE of centerline Jeanne Avenue

CASE NUMBER: 99-272-A

Parcel C, Lots 39-42 Harwalt Avenue
S/S Harwalt Avenue, 220' NE of centerline Jeanne Avenue

CASE NUMBER: 99-273-A

Parcel D, Lots 45-46 Harwalt Avenue
S/S Harwalt Avenue, 140' NE of centerline Jeanne Avenue
13th Election District – 1st Councilmanic District
Legal Owner: Associated Jewish Charities of Baltimore

Variance to permit a lot size of 6,600 square feet, lot width of 60 feet, front setback of 35 feet, side setback of 8 feet, and combined side yard of 18 feet in lieu of the required lot size of 20,000 square feet, lot width of 100 feet, front setback of 15 feet, and combined side yard of 40 feet and any other variances deemed necessary by the zoning commissioner (for Case Number 99-270-A); to permit a lot size of 11,000 square feet and front setback of 35 feet in lieu of the required lot size of 20,000 square feet and front setback of 40 feet and any other variances deemed necessary by the zoning commissioner (for Case Number 99-271-A); to permit a lot size of 8,800 square feet, lot width of 80 feet, front yard setback of 35 feet, and combined side yard of 30 feet in lieu of the required lot size of 20,000 square feet, lot width of 100 feet, front setback of 40 feet, and combined yard of 40 feet and any other variances deemed necessary by the

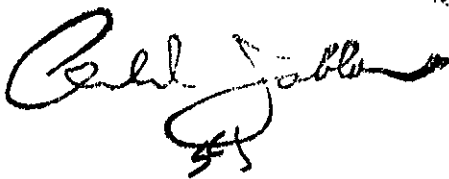
Come visit the County's Website at www.co.ba.md.us



Printed with Soybean Ink
on Recycled Paper

zoning commissioner (for Case Number 99-272-A); and to permit a lot size of 4,400, lot width of 40 feet, front setback of 35 feet, individual side yard of 4 feet, and combined side yard of 8 feet in lieu of the required lot size of 20,000 square feet, lot with of 100 feet, front setback of 40 feet, individual side yard of 15 feet, and combined side yard of 40 feet and any other variances deemed necessary by the zoning commissioner (for Case Number 99-273-A).

HEARING: Wednesday, February 24, 1999 at 2:00 p.m. in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in black ink, appearing to read "Arnold Jablon". The signature is fluid and cursive, with a large initial "A" and "J".

Arnold Jablon
Director

c: Associated Jewish Charities of Baltimore
Herbert Burgunder, III, Esquire

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FEBRUARY 9, 1999.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY
February 4, 1999 Issue – Jeffersonian

Please forward billing to:

Herbert Bergunder, III
Kramen & Graham, PA
1 South Charles Street
Suite 2600
Baltimore, MD 21202

410-752-6030

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 99-270-A

Parcel A, Lots 20-22 Harwalt Avenue
N/S Harwalt Avenue, 415' NE of centerline Jeanne Avenue

CASE NUMBER: 99-271-A

Parcel B, Lots 34-38 Harwalt Avenue
S/S Harwalt Avenue, 300' NE of centerline Jeanne Avenue

CASE NUMBER: 99-272-A

Parcel C, Lots 39-42 Harwalt Avenue
S/S Harwalt Avenue, 220' NE of centerline Jeanne Avenue

CASE NUMBER: 99-273-A

Parcel D, Lots 45-46 Harwalt Avenue
S/S Harwalt Avenue, 140' NE of centerline Jeanne Avenue

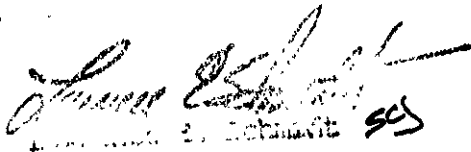
13th Election District – 1st Councilmanic District

Legal Owner: Associated Jewish Charities of Baltimore

Variance to permit a lot size of 6,600 square feet, lot width of 60 feet, front setback of 35 feet, side setback of 8 feet, and combined side yard of 18 feet in lieu of the required lot size of 20,000 square feet, lot width of 100 feet, front setback of 15 feet, and combined side yard of 40 feet and any other variances deemed necessary by the zoning commissioner (for Case Number 99-270-A); to permit a lot size of 11,000 square feet and front setback of 35 feet in lieu of the required lot size of 20,000 square feet and front setback of 40 feet and any other variances deemed necessary by the zoning commissioner (for Case Number 99-271-A); to permit a lot size of 8,800 square feet, lot width of 80 feet, front yard setback of 35 feet, and combined side yard of 30 feet in lieu of the required lot size of 20,000 square feet, lot width of 100 feet, front setback of 40

feet, and combined yard of 40 feet and any other variances deemed necessary by the zoning commissioner (for Case Number 99-272-A); and to permit a lot size of 4,400, lot width of 40 feet, front setback of 35 feet, individual side yard of 4 feet, and combined side yard of 8 feet in lieu of the required lot size of 20,000 square feet, lot with of 100 feet, front setback of 40 feet, individual side yard of 15 feet, and combined side yard of 40 feet and any other variances deemed necessary by the zoning commissioner (for Case Number 99-273-A).

HEARING: Wednesday, February 24, 1999 at 2:00 p.m. in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in black ink, appearing to read "Lawrence E. Schmidt", with a stylized flourish at the end.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighbor property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of which, lies with the petitioner/applicant) and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with this requirement.

Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: AMW

Petitioner: Associated Jewish Charities of BALTO.

Location: Harwalt Ave.

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Herbert Bergunder III, Kramon & Graham, P.A.

ADDRESS: #1 South Charles ST, Suite #2600

Balto, Md. 21202

PHONE NUMBER: (410) 752-6030

AJ:ggs

(Revised 09/24/96)

99-270 thru 273-A

Request for Zoning: Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than _____

Format for Sign Printing, Black Letters on White Background:

*4 Signs
1 for each parcel*

ZONING NOTICE

270
271
Case No.: 99-~~272~~-A
272
273

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

PLACE: _____

DATE AND TIME: _____

REQUEST: A Variance: Parcel A (Lot #20-22) To allow a lot size of 6,600 sq ft with a width of 60 ft, front setback of 35 ft, side setback of 8 ft & combined side setbacks of 18 ft. Parcel B (Lot #234-38) To allow a lot size of 11,000 sq ft & front setback of 35 ft. Parcel C To allow a lot size of 8,800 sq ft, a lot width of 80 ft, a front setback of 35 ft & a combined setback of 30 ft. Parcel D To allow a lot size of 4,400 sq ft, a lot width of 40 ft, a front setback of 35 ft, side yard setback of 4 ft, combined side setbacks of 8 ft. All of the above in lieu of the required 20,000 sq ft, 100 ft lot width, side setback of 15 ft and combined side setback of 40 ft. AND ANY other Variances as deemed necessary by the Zoning Commissioner.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

B A L T I M O R E C O U N T Y, M A R Y L A N D

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
 Department of Permits & Development
 Management

Date: February 10, 1999

FROM: Robert W. Bowling, Supervisor
 Bureau of Developer's Plans Review

SUBJECT: Zoning Advisory Committee Meeting
 for February 8, 1999
 Item Nos. (270), 271, 272, and 273

The Bureau of Developer's Plans Review has reviewed the subject zoning items. See the file entitled "Halethorpe Terrace - Lots 34 to 42 for our previous comments dated August 11, 1993.

The developer is responsible for the full cost of all public improvements.

Harwalt Avenue ultimate right-of-way shall be 50 feet wide.

RWB:HJO:jrb

cc: File

ZONE0208.AJC

B A L T I M O R E C O U N T Y, M A R Y L A N D

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
 Department of Permits & Development
 Management

Date: February 10, 1999

FROM: Robert W. Bowling, Supervisor
 Bureau of Developer's Plans Review

SUBJECT: Zoning Advisory Committee Meeting
 for February 8, 1999
 Item Nos. 270, 271, 272, and 273

The Bureau of Developer's Plans Review has reviewed the subject zoning items. See the file entitled "Halethorpe Terrace - Lots 34 to 42 for our previous comments dated August 11, 1993.

The developer is responsible for the full cost of all public improvements.

Harwalt Avenue ultimate right-of-way shall be 50 feet wide.

RWB:HJO:jrb

cc: File

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director Date: February 10, 1999
Department of Permits & Development
Management

FROM: Robert W. Bowling, Supervisor
Bureau of Developer's Plans Review

SUBJECT: Zoning Advisory Committee Meeting
for February 8, 1999
Item Nos. 270, 271, (272) and 273

The Bureau of Developer's Plans Review has reviewed the subject zoning items. See the file entitled "Halethorpe Terrace - Lots 34 to 42 for our previous comments dated August 11, 1993.

The developer is responsible for the full cost of all public improvements.

Harwalt Avenue ultimate right-of-way shall be 50 feet wide.

RWB:HJO:jrb

cc: File

ZONE0208.AJC

B A L T I M O R E C O U N T Y , M A R Y L A N D

I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director
 Department of Permits & Development
 Management

Date: February 10, 1999

FROM: Robert W. Bowling, Supervisor
 Bureau of Developer's Plans Review

SUBJECT: Zoning Advisory Committee Meeting
 for February 8, 1999
 Item Nos. 270, 271, 272, and 273

The Bureau of Developer's Plans Review has reviewed the subject zoning items. See the file entitled "Halethorpe Terrace - Lots 34 to 42 for our previous comments dated August 11, 1993.

The developer is responsible for the full cost of all public improvements.

Harwalt Avenue ultimate right-of-way shall be 50 feet wide.

RWB:HJO:jrb

cc: File

ZONE0208.AJC

Halethorpe Civic League
Donald Hawkins, President
1919 Woodside Avenue
Baltimore, MD 21227

2/8/99
8
WR me me

2/3/1999

99-270 → 273A

Mr. Arnold Jablon
Baltimore County
Office of Zoning
111 West Chesapeake Avenue
Towson, MD 21204

Re: Project lots 20-22; 34-38; 39-42; Halwalt Avenue; Councilmatic District 1;
Election District 13

Dear Mr. Jablon:


In January, a plan was submitted to the Arbutus Alliance and to the Baltimore County Office of Planning by Associated Jewish Charities of Baltimore. The plan is for constructing several houses on a paper street, Harwalt Avenue. Associated Jewish Charities is petitioning zoning for a variance.

DR 2
The Halethorpe Civic League has worked long and hard to limit building on undersized lots and zoning has been changed to 2.5 houses per acre. Historically, we have had serious flooding problems in this community. We are currently working with the Office of Community Conservation and the Department of Public Works to establish flood control, storm drains, curbs, and gutters and repair/replacement of dilapidated roads.

We would like to have this community conservation project completed before approval for this variance for major new construction in the area.

Your input in this matter is greatly appreciated.

Sincerely,


Donald Hawkins
President, Halethorpe Civic League

cc: Mr. C.A. Dutch Ruppertsberger, County Executive
Mr. S.G. Samuel Moxley, Councilman, 1st District
Mr. Robert Olson, Public Works
Ms. Diana Itter, Principle Planner
Mr. Linwood Johnson, Planner

12/2/99



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

April 5, 2000

Herbert Burgunder, III, Esquire
Kramon & Graham, P.A.
One South Street
Suite 2600
Baltimore, MD 21202

Dear Mr. Burgunder:

RE: Zoning Cases 99-270 to 273-A, Lots 20-22, 34-38, 39-42 and 45-46 Harwalt Ave.

Please be advised that it has been a year and 2 months since you were last contacted regarding this case. At that time, you stated that you were "working with OPCC, may withdraw". Obviously there has been no progress to date.

As a result, this office will purge and close the file in 30 days unless you contact us in writing to withdraw the zoning request or proceed with a hearing date.

If you need further information or have any questions, please do not hesitate to contact me at 410-887-3391.

Very truly yours,

W. Carl Richards, Jr.
Supervisor
Zoning Review

WCR:scj

C: Bruce L. Eisen, Vice President of Finance and Operations, Associated Jewish Charities of Baltimore, 101 West Mount Royal Avenue, Baltimore, MD 21201
Donald Hawkins, President, Halethorpe Civic League, 1919 Woodside Avenue, Baltimore, MD 21227
S.G. Samuel Moxley, Councilman, First District
Arnold "Pat" Keller, Office of Planning and Community Conservation



Census 2000



For You, For Baltimore County



Census 2000



Printed with Soybean Ink
on Recycled Paper

Come visit the County's Website at www.co.ba.md.us



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

February 5, 1999

Herbert Burgunder, III, Esquire
Kramon & Graham, P.A.
One South Street
Suite 2600
Baltimore, MD 21202

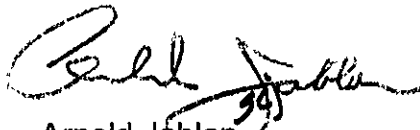
Dear Mr. Burgunder:

RE: Case Numbers 99-270-A, 99-271-A, 99-272-A, 99-273-A; Harwalt Avenue

The above matter, previously assigned to be heard on Wednesday, February 24, 1999 has been postponed at your request.

Please be advised that, as the individual requesting and receiving the postponement, the responsibility and costs associated with the appropriate posting of the property now lies with you. The petitioner or his/her agent may not personally post or change a zoning sign. One of the currently approved vendors/posters must be contacted to do so. If the property has been posted with notice of the hearing date, as quickly as possible a notice of postponement should be affixed to the sign(s).

Very truly yours,



Arnold Jablon
Director

AJ:scj

c: Associated Jewish Charities of Baltimore

Come visit the County's Website at www.co.ba.md.us



Printed with Soybean Ink
on Recycled Paper



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

February 10, 1999

Mr. Donald Hawkins
President, Halethorpe Civic League
1919 Woodside Avenue
Baltimore, MD 21227

Dear Mr. Hawkins:

RE: Associated Jewish Charities; Zoning Case Numbers 99-270 to 273-A; Lots 20-22, 34-38, 39-42, and 45-46 Harwalt Avenue; D.R.-2 Zoning; 13th Election District

Reference is made to your letter of interest in the above referenced properties. As you are aware, zoning relief is required due to the fact that the parcels are undersized and setbacks are proposed less than required in the existing D.R.-2 zone. As you are also aware, when speaking with Mrs. Jennings today, the public hearings have been postponed until further notice by the attorney for the petitioners.

The public hearing is open to the public, at which testimony and evidence will be taken. This is a quasi-judicial process and it is important that those in opposition or in favor be in attendance to present the zoning commissioner with their views and comments. The property will be posted with the time and place of the hearing. At the conclusion of the hearing, the zoning commissioner will render an opinion. Anyone who disagrees with the decision may take an appeal to the County Board of Appeals within 30 days of his decision.

If you need further information or have any questions, please do not hesitate to contact W. Carl Richards, Jr. on my staff at 410-887-3391.

Very truly yours,

A handwritten signature in black ink that reads "Arnold Jablon/scj".

Arnold Jablon
Director

AJ:WCR:scj

c: Mr. C.A. Dutch Ruppertsberger, County Executive
Mr. S.G. Samuel Moxley, Councilman, First District
Mr. Arnold "Pat" Keller, Planning Office

Come visit the County's Website at www.co.ba.md.us



Printed with Soybean Ink
on Recycled Paper

4/26/00
f To: Soph

LAW OFFICES
KRAMON & GRAHAM, P. A.
ONE SOUTH STREET
SUITE 2600
BALTIMORE, MARYLAND 21202-3201

HERBERT BURGUNDER, III

DIRECT DIAL
(410) 347-7409

ALSO ADMITTED IN DC

TELEPHONE: (410) 752-6030
FACSIMILE: (410) 539-1269

E-MAIL
hburgunderiii@kg-law.com

April 25, 2000

Mr. W. Carl Richards, Jr.
Supervisor
Zoning Review
Baltimore County Department of
Permits and Development Management
Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: Zoning Cases 99-270 to 273-A, Lots 20-22, 34-38, 39-42,
and 45-26 Harwalt Avenue

Dear Carl:

On behalf of Associated Jewish Charities of Baltimore, we request that the above-referenced zoning cases be withdrawn. We apologize for not withdrawing these sooner. We did not, however, want to proceed with a hearing without some certainty that we would be able to redevelop the properties. Given the lack of infrastructure available to these properties, it does not appear that we will be able to redevelop them or to bring them into productive use. We appreciate your consideration and patience.

Sincerely,

Tapp

Herbert Burgunder, III

HB3/rt

cc: Mr. Bruce L. Eisen

F:\USERS\HB\Associated\Halethorpe\Richards 042500 wpd

LAW OFFICES
KRAMON & GRAHAM, P. A.
ONE SOUTH STREET
SUITE 2600
BALTIMORE, MARYLAND 21202-3201

TELEPHONE: (410) 752-6030
FACSIMILE: (410) 539-1269

HERBERT BURGUNDER, III

DIRECT DIAL
(410) 347-7409

ALSO ADMITTED IN DC

2/4/99
dy
cc: R
E-MAIL
hburgunderIII@kg-law.com

February 3, 1999

Mr. Arnold Jablon
Director
Baltimore County Department of
Permits and Development Management
111 West Chesapeake Avenue
Room 111
Towson, Maryland 21204

Re: In the matter of Petition for Variance by
Associated Jewish Charities of Baltimore
Case Nos. 99-270A, 99-271A, 99-272A, 99-273A

Dear Mr. Jablon:

Enclosed is a Request for Postponement in the above-referenced matter. The zoning hearing is presently scheduled for Wednesday, February 24, 1999, at 2:00 p.m. in Room 407 of the County Court's Building. Please remove this matter from the docket until further notice.

If you have any questions, please do not hesitate to contact me.

Sincerely,



Herbert Burgunder, III

HB3/cm
Enclosure

cc: Associated Jewish Charities of Baltimore (w/encl)
Ms. Sophia Jennings (w/encl)
Office of the People's Counsel (w/encl)

IN THE MATTER OF
PETITION FOR VARIANCE

by ASSOCIATED JEWISH
CHARITIES OF BALTIMORE


* BEFORE THE
* ZONING COMMISSIONER
* FOR BALTIMORE COUNTY
* CASE NOS: 99-270A
99-271A
* 99-272A
99-273A
*

* * * * *

REQUEST FOR POSTPONEMENT

Petitioner, Associated Jewish Charities of Baltimore, requests a postponement of
the hearing set for Wednesday February 24, 1999, at 2:00 p.m.

Respectfully Submitted,



Jeffrey H. Scherr
Herbert Burgunder, III
KRAMON & GRAHAM, P.A.
One South Street, Suite 2600
Baltimore, Maryland 21202-3201
(410) 752-6030

Attorneys for Petitioner, Associated
Jewish Charities of Baltimore

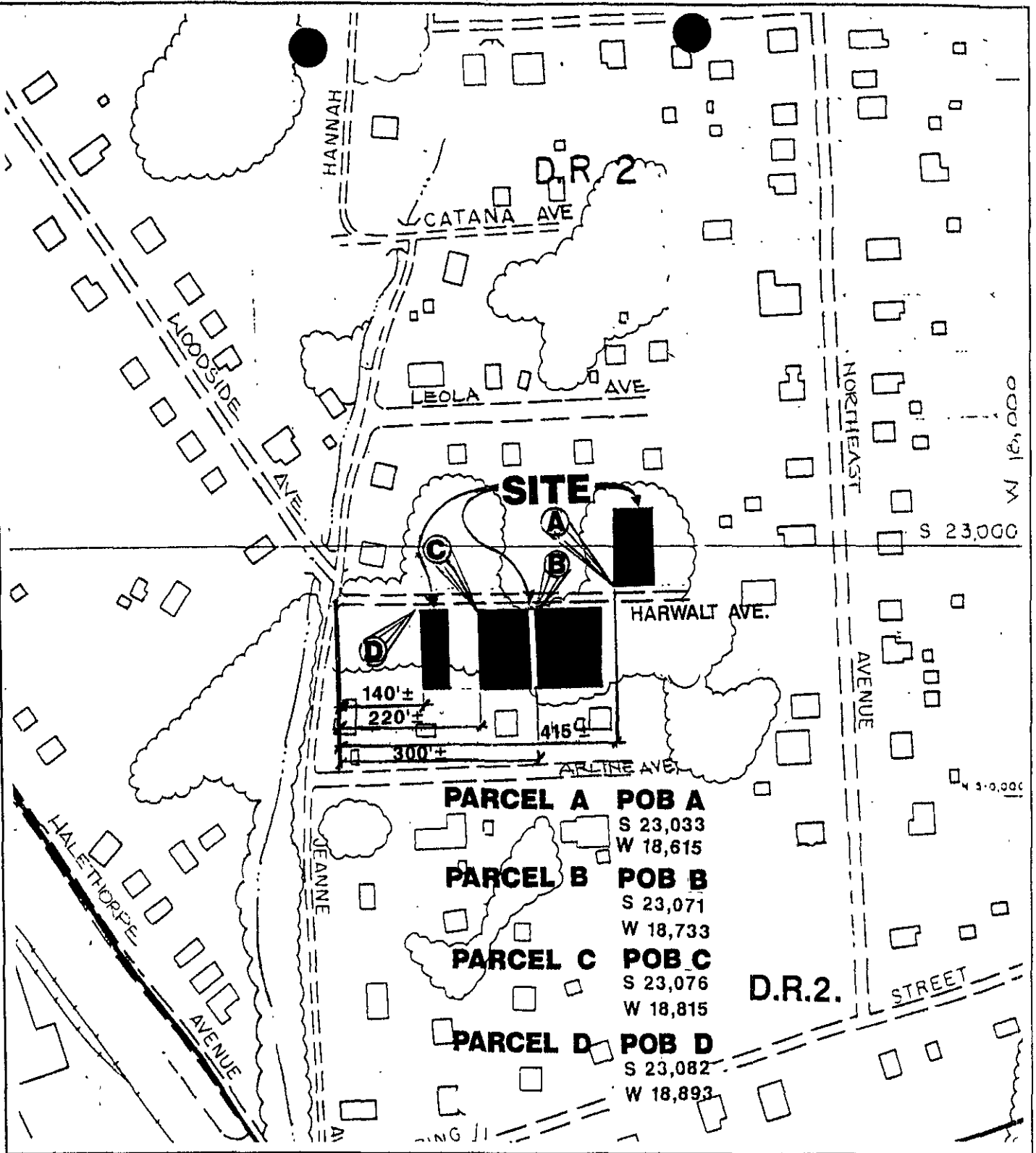
CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 3rd day of February, 1999, a copy of the foregoing Request for Postponement was mailed, first class mail, postage prepaid, to:

Peter Max Zimmerman
Carole S. Demilio
Office of People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, Maryland 21204



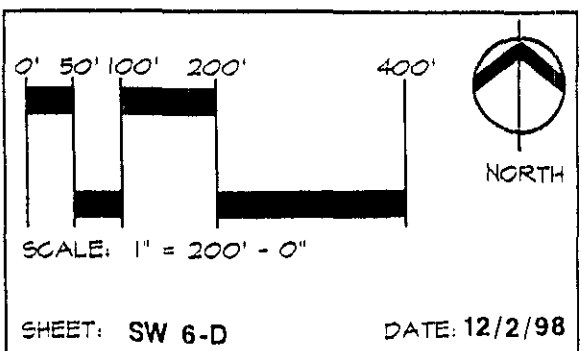
Herbert Burgunder, III



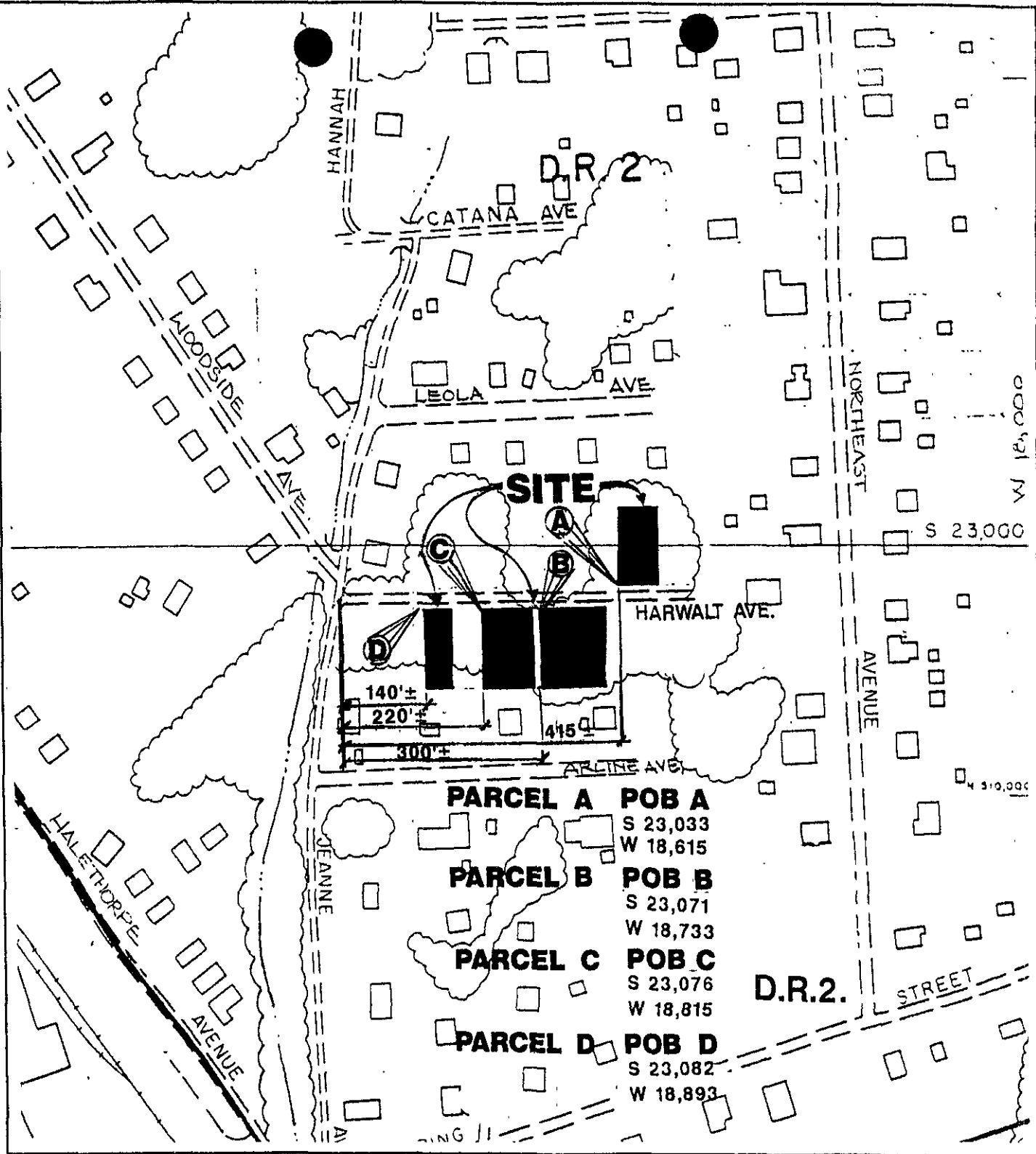
LOTS 20-22, 34-38, 39-42 & 45-46
HARWALT AVENUE
 1996 ZONING MAP
 TO ACCOMPANY ZONING PETITION

D.S. THALER & ASSOC., INC.

7115 AMBASSADOR RD., BALTIMORE MD 21244-7428
 PO Box 47428
 PHONE: 410-944-ENGR FAX: 410-944-3684 E-MAIL: dsta@erols.com



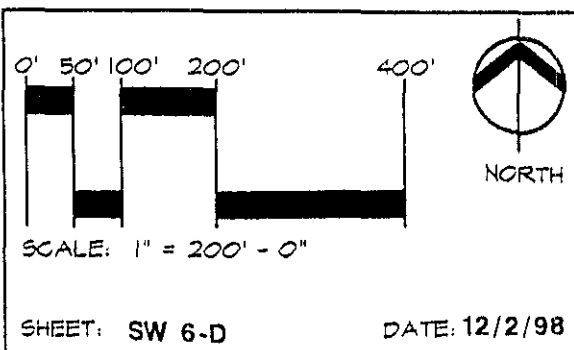
99.270-A



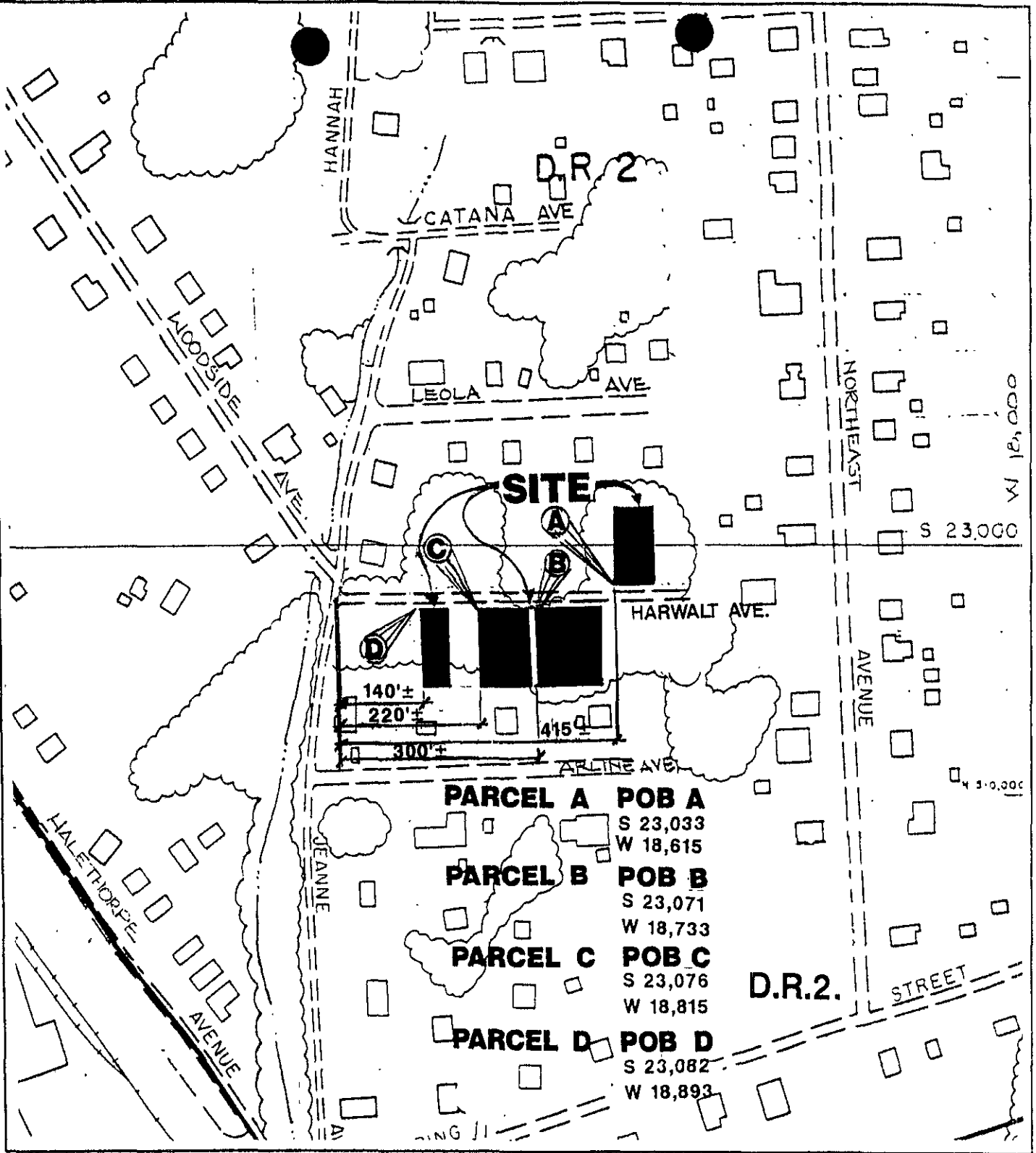
LOTS 20-22, 34-38, 39-42 & 45-46
HARWALT AVENUE
 1996 ZONING MAP
 TO ACCOMPANY ZONING PETITION

D.S. THALER & ASSOC., INC.

7115 AMBASSADOR RD., BALTIMORE MD 21244-7428
 PO Box 47428
 PHONE: 410-944-ENGR FAX: 410-944-3684 E-MAIL: dsta@erols.com



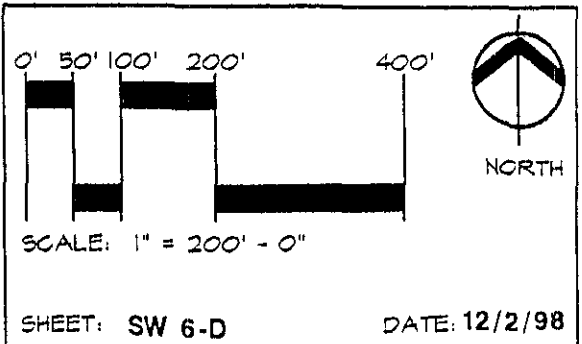
99-271-A



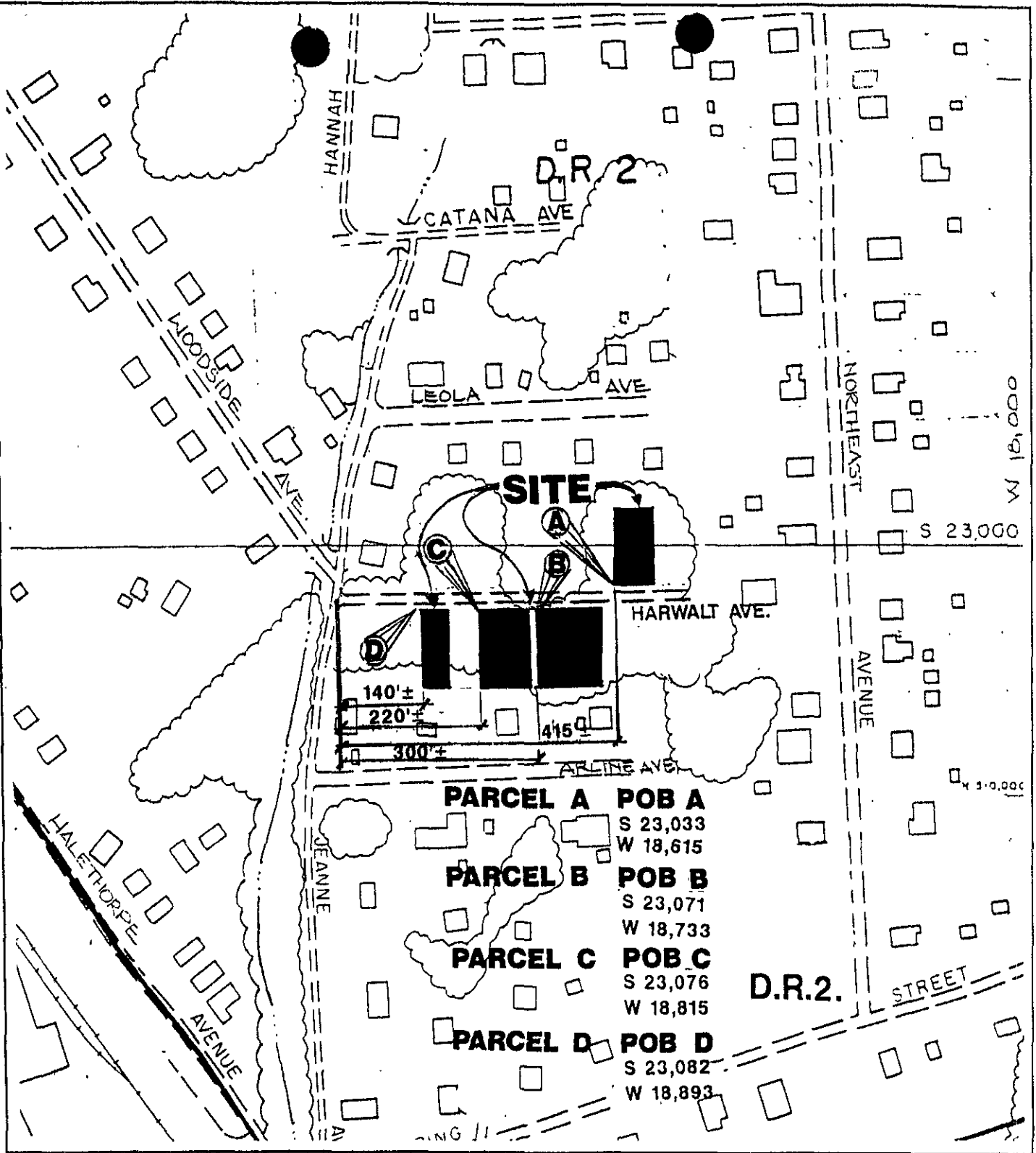
LOTS 20-22, 34-38, 39-42 & 45-46
HARWALT AVENUE
 1996 ZONING MAP
 TO ACCOMPANY ZONING PETITION

D.S. THALER & ASSOC., INC.

7115 AMBASSADOR RD., BALTIMORE MD 21244-7428
 PO Box 47428
 PHONE: 410-944-ENGR FAX: 410-944-3684 E-MAIL: dsta@erols.com



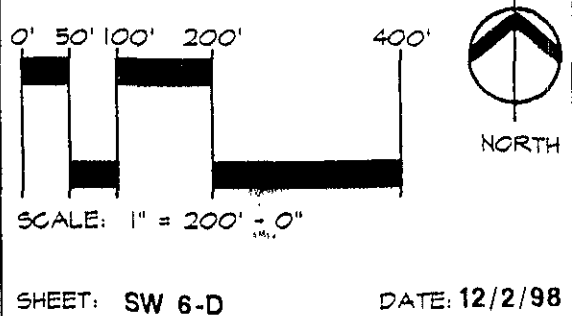
99.272-A



LOTS 20-22, 34-38, 39-42 & 45-46
HARWALT AVENUE
 1996 ZONING MAP
 TO ACCOMPANY ZONING PETITION

D.S. THALER & ASSOC., INC.

7115 AMBASSADOR RD., BALTIMORE MD 21244 - 7428
 PO Box 47428
 PHONE: 410-944-ENGR FAX: 410-944-3684 E-MAIL: dsta@erols.com



44-273-A

This is a detailed plat map of Block F, located between Halethorpe Terrace 772 and Northeast Ave. The map shows a grid of lots, many of which are occupied by buildings. Lot numbers are visible throughout the block. Surrounding streets include John St to the west and Woodside Ave to the east. The map is labeled with 'DR-2' in several locations. A scale bar at the bottom left indicates distances of 0, 50, and 200 feet. A north arrow is located in the upper left corner. The map is titled 'BLOCK F' in the center.

[illegible]

PANEL	BLOCK	TAXPAYER NUMBER	DEED	TAX	GRID	AC	FIELD	PRIOR	REPTIDE
444	7/20	03197/0200	118664530	108	12	42-510	1986	7789-1234-1987	
444	E/24	1323-15411	118664530	108	12	42-510	1986	7789-1234-1987	
444	E/26	1323-15412	118664532	108	12	42-510	1986	2644-2828-1985	
444	E/28	1323-15411	118664532	108	12	42-510	1986	2644-2828-1985	
444	E/38	1980011827	118664547	108	12	42-510	1986	7789-1234-1987	
444	E/40	1980011827	118664547	108	12	42-510	1986	7789-1234-1987	
444	E/41-42	1980011827	118664547	108	12	42-510	1986	7789-1234-1987	
444	E/43-46	1980000683	118664532	108	12	42-510	1986	07-24-1813-1928	

- No indication of previous used references; only references from Record Plus /

Boundary: From Haleshorpe Terrace Record Plat 7.72 (July 18, 1922)
Topography: Baltimore County 200 Scale Photogrammetric Map (SW 4-D)
Utilities: Baltimore County Key Sheet (C-NV) and Baltimore County Utility

Drawings as referenced.

Zoning: Baltimore County 200 Scale Zoning Map (1996) (SW 6-D)

Soils: U.S.D.A.-Baltimore County Soil Survey Manual (Map 47)

1. GENERAL DATA: Election District:
Councilmanic District:

2. DATE INFORMATION:

A. Acreage: Gross = 0.50 Ac.±
Net = 0.71 Ac.±

MINIMUM MOOR- LAND SOE	MINIMUM FRONT-YARD DEPTH, IN FEET	MIN. LOT WIDTH, IN FEET	MINIMUM NET LOT AREA PER Dwelling	ZONING CLASSIFICATION
---------------------------------	--	----------------------------------	--	--------------------------

REQUIRED:	QMI	PEI	MI
D.R. 2	20,000 S.F.	100	40
			1

PROPOSED:			
Ex. Lot #20-22	Proposed 1 Lot. 6,000 S.F. ±	60'	35'
Ex. Lot #23-25	Proposed 1 Lot. 11,000 S.F. ±	100'	35'

Ex. Lot #	Proposed Lot #	Proposed Lot Area	Proposed Lot Area	Proposed Lot Area	Proposed Lot Area
Ex. Lot #23-42	Proposed Lot #	1,000 S.F.	80'	35'	1
Ex. Lot #45-48	Proposed Lot #	4,000 S.F.	40'	35'	4

D. Parking: Required = 2/unit
Proposed = 2/unit

7. UTILITIES: Public water and sewer will be provided.

USE: The existing use is vacant residential lots.
The proposed use is single family detached houses

PROJ. NAME: LOTS 20-22, 34-38, 39-42
and 45-46
HARWALT AVENUE

PLAN TITLE	ELECTION DIST.: 13
PLAY TO ACCOMPANY ZONING PETITION	COUNCILMANC DISTRICT: 1

100

APPROVAL:

OWNER / DEVELOPER:

**ASSOCIATED JEWISH CHARITIES
OF RAU TIMORE**

161 West Mount Royal Avenue
Baltimore, Maryland 21201

**D.S. THALER &
CIVIL ENGINEERS**

LANDSCAPE ARCHITECTS
7118 Ambassador Road
P.O. Box 47428

Baltimore, Maryland 21244-7428
(410) 944-ENGR (410) 944-3647 FAX (410) 944-3684

ES, INC.
SURVEYORS
AND PLANNERS

944-3684

94-290 TWO 293 A

DATE: 12/2/98
SCALE: 1" = 60'
C.I.: S'
PROJ. NO.: 2089
SHEET: 1 OF 1

99-270 Two 273A

ES, INC.
SURVEYORS
AND PLANNERS



DATE: 12/2/98
SCALE: 1" = 50'
C.I.: 8'

PROJ. NO.: 2069
SHEET: 1 OF 1

4
4
C
C
4